



K&G FASHION SUPERSTORE

BROOKLYN CENTER, MN

K&G [Men's Warehouse | Tailored Brands] NNN Lease

Offering Memorandum

EXECUTIVE SUMMARY



OFFERING PROCESS >

Qualified investors are invited to submit offers to:

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THE OFFERING

Qualified investors are extended the opportunity to acquire fee-simple interest in K&G Fashion Superstore, a single tenant building in the Minneapolis suburb of Brooklyn Center, MN. The property is located approximately six miles northwest of downtown Minneapolis along Highway 100 in the first regional retail node northwest of Minneapolis. K&G operates under a NNN lease structure.

This is the premier location in the submarket right along Highway 100 that connects I-694 to Golden Valley, Saint Louis Park, Edina, and Bloomington. K&G performs very well at this location. This investment offers a hands free income stream with proven sales and minimal management responsibility.

LIST PRICE:	\$4,430,000
IN-PLACE CAP RATE:	7.1%
CAP RATE ON YEAR 3 NOI:	7.9%
IN-PLACE NOI:	\$314,500
ADDRESS:	5425 Xerxes Ave N, Brooklyn Center, MN
COUNTY:	Hennepin
SITE SIZE:	3.24 Acres
OCCUPANCY:	100%
YEAR BUILT:	1989